

# FOR SALE

## BANK FORECLOSURE – 15,800 SF OFFICE CONDOMINIUM WELLINGTON RESERVE OFFICE PARK WELLINGTON, FLORIDA



### DESCRIPTION:

15,800 SF Office Condominium comprising the entire third floor of Building B, Wellington Reserve Office Park, a class A mixed use commercial development in Wellington, Florida.

### LOCATION:

1037 SR 7, Wellington, Florida. The property commands excellent frontage, exposure and multi-directional access on SR 7/US 441, and is located just north of the Wellington Green Mall and Regional Medical Center Campus.

### IMPROVEMENTS:

All common areas are fully improved with upgraded finishes. Some suites ready for immediate occupancy:

Suite 301: 1,469 rsf w/5 offices & work area. Occupancy Ready.

Suite 302: 2,028 rsf w/2 offices & work area. Occupancy Ready.

Suite 303: 2,625 rsf Extensive medical buildout 80% complete.

Suite 304: 8,752 rsf Unimproved.

**Total: 14,875 Rentable SF**

### ANNUAL OPERATING ASSESSMENTS:

\$7.84 psf

### 2010 TAXES:

\$45,549 (73-41-44-12-18-000-3110)

### SALE PRICE:

**\$1,075,000 (\$68 PSF)**

### CONTACT:

**ATLANTIC WESTERN REALTY CORP.**

Jay Romfh, Director of Investment Sales

Brad Scherer, President

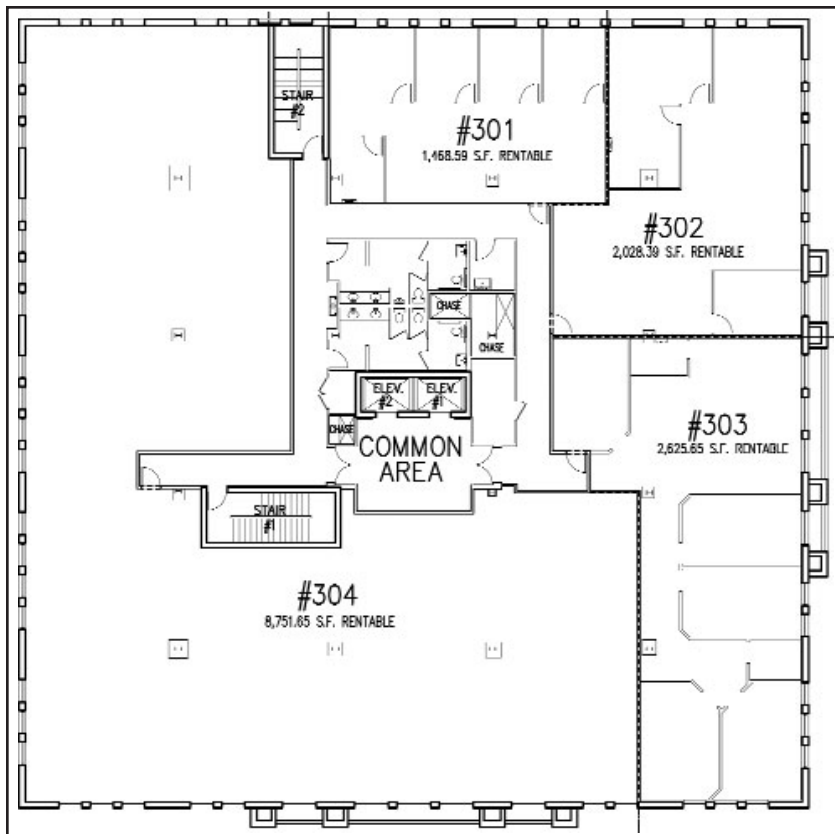
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## 1037 SR 7, WELLINGTON, FLORIDA

